172.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,100 / 744,100
					USE VALUE:	744,100 / 744,100
					ASSESSED:	744,100 / 744,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUBER LAURA J
Owner 2:	
Owner 3:	
Street 1:	17 KILSYTHE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HALEY JOHN J JR & JOAN F -
Owner 2:	-
Street 1:	17 KILSYTHE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 1672 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	364,300	700	379,100	744,100
Total Card	0.093	364,300	700	379,100	744,100
Total Parcel	0.093	364,300	700	379,100	744,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.04 /Parcel: 445.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114138

GIS Ref

GIS Ref

Insp Date 06/22/18

!13331!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,300	700	4,050.	379,100	744,100		Year end	12/23/2021
2021	101	FV	353,300	700	4,050.	379,100	733,100		Year End Roll	12/10/2020
2020	101	FV	353,400	700	4,050.	379,100	733,200	733,200	Year End Roll	12/18/2019
2019	101	FV	266,000	800	4,050.	373,600	640,400	640,400	Year End Roll	1/3/2019
2018	101	FV	266,000	0	4,050.	287,000	553,000	553,000	Year End Roll	12/20/2017
2017	101	FV	266,000	0	4,050.	270,800	536,800	536,800	Year End Roll	1/3/2017
2016	101	FV	266,000	0	4,050.	249,100	515,100	515,100	Year End	1/4/2016
2015	101	FV	250,900	0	4,050.	232,800	483,700	483,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:46:34

LAST REV

Date	Time
02/27/20	10:12:34
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13331

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALEY JOHN J JR	45600-323		7/13/2005		495,000	No	No		
	13680-1		4/1/1979		46,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2019	1628	Redo Bat	11,300	C				
11/6/2015	1741	Insulate	2,691					
7/12/2007	554	Redo Kit	30,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	345	PATRIOT
11/8/2000	Hearing Chag	201	PATRIOT
2/24/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114138
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27799034
Const Adj.:	0.97757620
Adj $ / SQ:	168.660
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408373
Depreciation:	44104
Depreciated Total:	364269

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

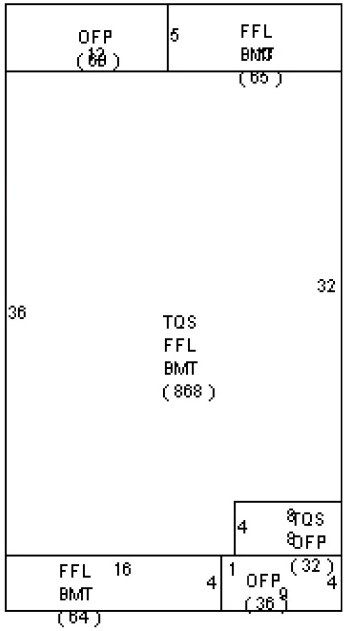
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.66
Special Features:	0	Val/Su Net:	130.25
Final Total:	364300	Val/Su SzAd	217.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	997	50.600	50,446
FFL	First Floor	997	168.660	168,154
TQS	3/4 Story	675	168.660	113,845
OFP	Open Porch	128	28.730	3,678

Net Sketched Area:	2,797		Total:	336,123	
Size Ad	1672	Gross Area	3022	FinArea	1672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	12x17	A	AV	2006	4.09	T	10.4	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700